



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

GAIL FARBER, Director

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

January 17, 2012

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

# ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

16 January 17, 2012

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

Dear Supervisors:

**GRANT OF EASEMENT  
FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT  
TO THE CITY OF LOS ANGELES  
BULL CREEK - PARCELS 13GE AND 15GE  
IN THE CITY OF LOS ANGELES  
(SUPERVISORIAL DISTRICT 3)  
(3 VOTES)**

### SUBJECT

This action will allow the Los Angeles County Flood Control District to grant an easement to the City of Los Angeles for public street purposes along Bull Creek in the City of Los Angeles.

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find that this project is categorically exempt from the provisions of the California Environmental Quality Act.
2. Find the grant of easement for public street purposes and the subsequent use of said easement will not interfere with the use of Bull Creek, Parcels 13GE and 15GE, for any purposes of the Los Angeles County Flood Control District.
3. Approve the grant of easement for public street purposes from the Los Angeles County Flood Control District to the City of Los Angeles, over Bull Creek, Parcels 13GE and 15GE, in the City of Los Angeles for \$19,000.
4. Instruct the Chairman of the Board of Supervisors of the Los Angeles County Flood Control

District to sign the Easement document and authorize delivery to the City of Los Angeles.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended actions is to obtain approval from your Board, acting as the governing body of the Los Angeles County Flood Control District (LACFCD), to allow the LACFCD to grant an easement to the City of Los Angeles (City) for public street purposes over Bull Creek, Parcels 13GE and 15GE, in the City of Los Angeles. The City requested the easement as a part of its Vanowen Street Bridge Over Bull Creek improvement project (Project).

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provisions of Operational Effectiveness (Goal 1) and Community and Municipal Services (Goal 3). The revenue received from this transaction will help promote fiscal responsibility for the operation and maintenance of flood control facilities. This transaction allows for the continuation of road services to the area, thereby improving the quality of life for residents of the County of Los Angeles.

### **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

The cost for this easement is \$19,000, which represents the fair market value. This amount will be deposited into the Flood Control District Fund.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Parcels 13GE and 15GE are located along Bull Creek northerly and southerly of Vanowen Street in the City of Los Angeles.

The City's proposed Project will involve the rehabilitation of the Vanowen Street Bridge. The bridge deck will be widened to improve the bridge geometry to handle the average daily traffic demand. Improvements will be made to the bridge railings, approach guardrails, and new transition guardrails.

The grant of easement is authorized by Section 2, paragraphs 10 and 13, of the Los Angeles County Flood Control Act. These sections provide as follows:

"The Los Angeles County Flood Control District is hereby declared to be a body corporate and politic, and as such shall have the power...

10. To grant or otherwise convey to counties, cities and counties, cities or towns easements for street and highway purposes, over, along, upon, in, through, across or under any real property owned by said Los Angeles County Flood Control District.

13. To lease, sell or dispose of any property (or any interest therein) whenever in the judgment of said board of supervisors said property, or any interest therein or part thereof, is no longer required for the purposes of said district..."

The grant of easement is not considered adverse to LACFCD's purposes and will not hinder the use of Bull Creek for possible transportation, utility, or recreational corridors. Moreover, the Easement

document reserves paramount rights for LACFCD purposes.

County Counsel approved the Easement document as to form and, subsequent to your action on this matter, the document will be recorded.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed Project is categorically exempt from the California Environmental Quality Act (CEQA). The Project is within a class of projects that has been determined not to have a significant effect on the environment in that it meets the criteria set forth in Section 15301(d) of the State CEQA Guidelines and Class 1(c) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. In addition, there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable based on the Project records.

The City is the lead agency for this project and found it to be exempt from CEQA on February 11, 2002.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

This action allows for the joint use of LACFCD's right of way without interfering with the primary mission of the LACFCD.

### **CONCLUSION**

Please return one adopted copy of this letter and the executed original Easement document to the Department of Public Works, Survey/Mapping & Property Management Division. Retain the duplicate for your files.

Respectfully submitted,



GAIL FARBER

Director

GF:SGS:hp

Enclosures

c: Auditor-Controller (Accounting Division - Asset Management)  
Chief Executive Office (Rita Robinson)  
County Counsel  
Executive Office

DUPLICATE

RECORDING REQUESTED BY  
AND MAIL TO:

City of Los Angeles  
Bureau of Engineering  
Bridge Improvement Program  
221 North Figueroa Street, No. 350  
Los Angeles, CA 90012-4399

*Space Above This Line Reserved for Recorder's Use*

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX  
PURSUANT TO SECTION 11922 OF THE REVENUE & TAXATION CODE.

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO  
SECTION 27383 OF THE GOVERNMENT CODE.

Assessor's Identification Numbers:  
2225-010-901 (Portion)  
2231-018-900 (Portion)

## EASEMENT DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, (hereinafter referred to as DISTRICT), does hereby grant to the CITY OF LOS ANGELES, a municipal corporation (hereinafter referred to as CITY), easements for public street purposes in, on, over, and across the real property in the City of Los Angeles, County of Los Angeles, State of California, described in Exhibit A, and shown on and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

Subject to all matters of record and to the following reservation and conditions which CITY, by the acceptance of this Easement document and/or the exercise of any of the rights granted herein, agrees to keep and perform, viz:

1. DISTRICT reserves the paramount right to use said land for flood control purposes.
2. CITY agrees that it will not perform or arrange for the performance of any construction or reconstruction work in, on, over, and across the land herein described until the plans and specifications for such construction or reconstruction work shall have first been submitted to and been approved in writing by the Chief Engineer of the Los Angeles County Flood Control District. Such approval by DISTRICT shall not be interpreted or inferred as an endorsement or approval as to the design, accuracy, correctness, or authenticity of the information shown on the submitted plans and specifications. Furthermore, such approval cannot be relied upon for any other purpose or by any third party for any reason whatsoever. DISTRICT does not accept ownership or responsibility for the improvements.

Bull Creek (City of LA)  
Files: (BULL CREEK 13 and 15)  
Parcel 13GE  
Affects Parcel 15GE  
3-RW 1.1  
S.D. 3 M1123019  
Project ID: MPR0000470

DB:psr

P9:\TITLE\CONFIED BULL CRK 13

3. CITY agrees that it shall indemnify, defend, and save harmless DISTRICT, its officers, agents, and/or employees, from any and all claims, demands, liability, loss, damage, or expense to which DISTRICT, its officers, agents, and employees may be subjected as the result of any act or omission by CITY, its officers, agents, or employees, or contractors arising out of the exercise by CITY, its officers, agents, employees, or contractors of any of the rights granted to it by this Easement document.
4. It is expressly understood that DISTRICT will not be called upon to construct, repair, maintain, or reconstruct any structure or improvement to be erected or constructed pursuant to this Easement document.
5. The provisions and agreements contained in this Easement document shall be binding upon CITY, its successors, and assigns.

To the extent any lawful assessment be levied pertaining to the area to which this easement applies and to the extent that the assessment is based on the structures and improvements being constructed under the authority of this easement and provided further that the assessment be levied following CITY's exercise of these easement rights to construct such structures and improvements, CITY agrees to pay on behalf of DISTRICT, that part of any such assessment levied against DISTRICT, which is based on the value contributed to that area by CITY's said improvements.

Dated January 17, 2012

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By   
Chairman, Board of Supervisors of the Los Angeles  
County Flood Control District



(LACFCD-SEAL)

ATTEST:

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By   
Deputy



STATE OF CALIFORNIA                     )  
  ) ss.  
COUNTY OF LOS ANGELES            )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this 17<sup>th</sup> day of January, 20 12, the facsimile signature of ZEV YAROSLAVSKY, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



(LACFCD-SEAL)

APPROVED AS TO FORM

ANDREA SHERIDAN ORDIN  
County Counsel

By [Signature]  
Deputy

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By [Signature]  
Deputy

APPROVED as to title and execution,

\_\_\_\_\_, 20 \_\_\_\_.

DEPARTMENT OF PUBLIC WORKS  
Survey/Mapping & Property Management Division

Supervising Title Examiner

By \_\_\_\_\_

**Los Angeles County Flood Control District**

**GRANTS TO**

**The City of Los Angeles**

**Permanent Street Easement**

Dated: \_\_\_\_\_

**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interest in real property conveyed by the within deed or grant to the City of Los Angeles, a municipal corporation, is hereby accepted under the authority of the City Council of The City of Los Angeles, pursuant to Ordinance No. 175978, effective July 3, 2004, as well as Ordinance No. 123655, approved January 23, 1963, and the grantee consents to the recordation thereof by its duly authorized officer.

By: \_\_\_\_\_

Date: \_\_\_\_\_

**Vanowen St. Bridge over Bull River Project**

**R/W No.: 33724..1A**

**W.O. No.: E700025B**

**STANDARD INSTRUMENT**

CHECKED AS TO PARTIES, MARITAL STATUS, DATES, SIGNATURES,  
ACKNOWLEDGMENTS AND CORPORATE SEALS

**BUREAU OF ENGINEERING**

By: \_\_\_\_\_

Authorized Officer

Approved as to Authority Date: \_\_\_\_\_

**BUREAU OF ENGINEERING**

By: \_\_\_\_\_

Authorized Officer

**Legal Descriptions**

Prepared by: \_\_\_\_\_

Name of Company: \_\_\_\_\_

License No.: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

**BUREAU OF ENGINEERING**

I verify that the attached plat depicts the alignment and/or  
configuration as needed for this project.

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

Approved as to Form & Legality Date: \_\_\_\_\_

**Carmen A. Trutanich, City Attorney**

By: \_\_\_\_\_

Deputy City Attorney

## EXHIBIT A

File with: BULL CREEK 13

Affects: Parcel No. 15

3-RW 1.1

A.I.N. 2225-010-901 (portion)

2231-018-900 (portion)

T.G. 531 (D6)

I.M. 174-137

S.D. 3

M1123019

### LEGAL DESCRIPTION

#### PARCEL NO. 13GE [City of Los Angeles Parcel No. 1.2A] (Easement for public street purposes):

The northerly 20 feet of that certain 90-foot-wide strip of land in Lot 691, Tract No. 1000, as shown on map recorded in Book 19, pages 1 to 34, inclusive, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as PARCEL NO. 13 in a Final Order of Condemnation, had in Superior Court Case No. 508646, a certified copy of which was recorded on May 23, 1947, as Document No. 2478, in Book 24642, page 95, of Official Records, in the office of said Registrar-Recorder/County Clerk.

Containing: 1,838± square feet.

#### PARCEL NO. 15GE [City of Los Angeles Parcel No. 1.1A] (Easement for public street purposes):

That portion of that certain 90-foot-wide strip of land in Lot 30, Tract No. 1338, as shown on map recorded in Book 20, pages 6 and 7, of above-mentioned Maps, described as PARCEL NO. 15 in above-mentioned Final Order of Condemnation, a certified copy of which was recorded in above-mentioned Book 24642, page 95, within the following described boundaries:

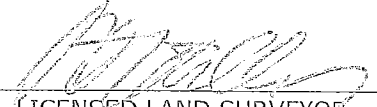
Beginning at the intersection of the westerly line of said PARCEL NO. 15 and the northerly line of the southerly 15 feet of said PARCEL NO. 15; thence North 11°42'28" East, along said westerly line, a distance of 3.06 feet to a line parallel with and 3 feet northerly, measured at right angles, from said northerly line; thence South 89°58'05" East, along said parallel line, a distance of 41.36 feet to a line parallel with and 4.50 feet westerly, measured at right angles, from that certain course described as having a



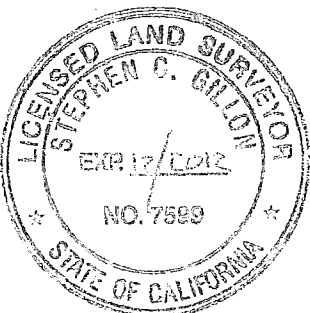
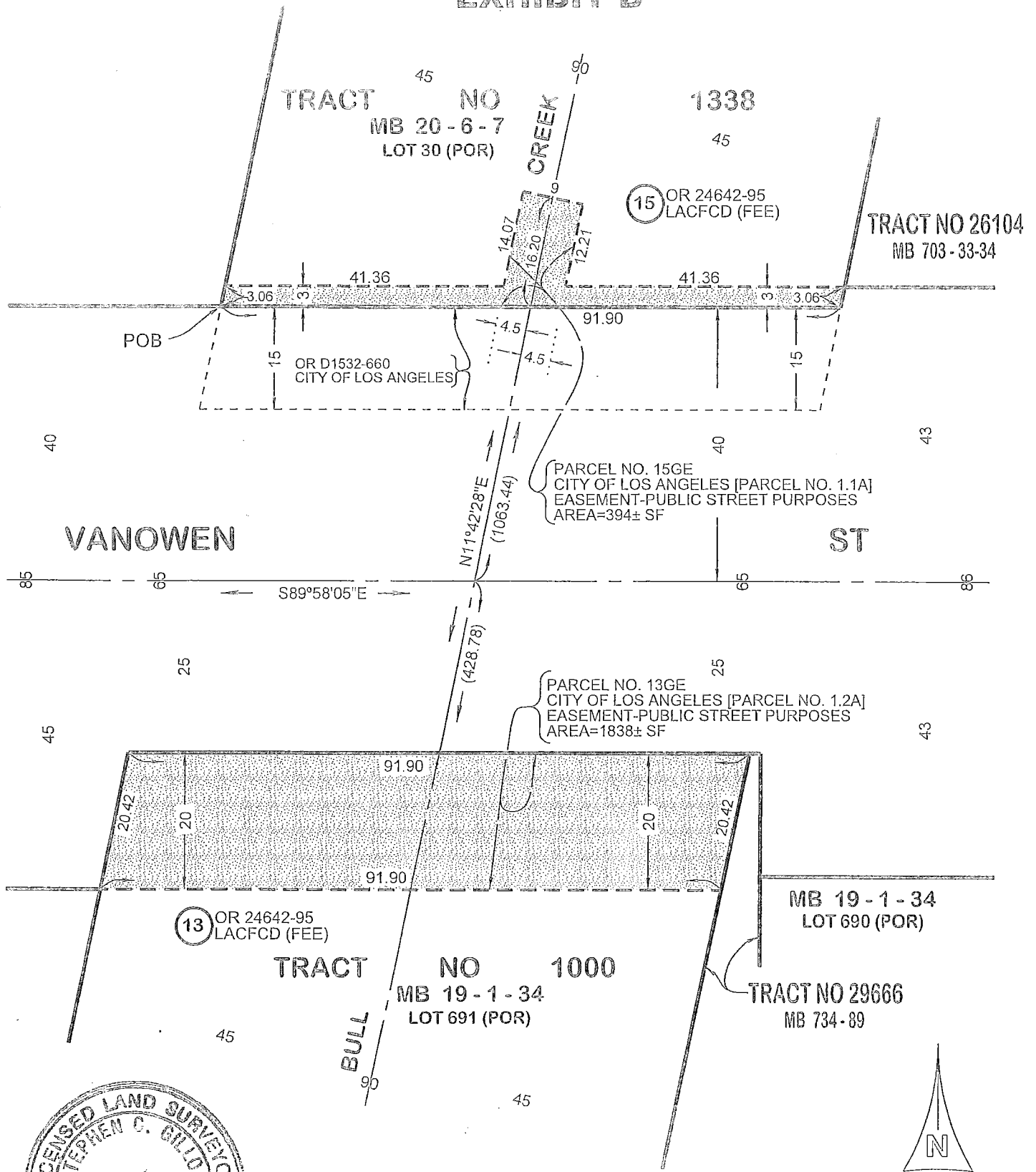
bearing and length of N. 11°42'28" E. 1063.44 feet in the centerline of said PARCEL NO. 15; thence North 11°42'28" East, along said last-mentioned parallel line, a distance of 14.07 feet; thence South 78°17'32" East, at right angles from said last-mentioned parallel line, a distance of 9 feet to a line parallel with and 4.50 feet easterly, measured at right angles, from said certain course; thence South 11°42'28" West, along said last-mentioned parallel line, a distance of 12.21 feet to a line parallel with and 3 feet northerly, measured at right angles, from said northerly line; thence South 89°58'05" East, along said last-mentioned parallel line, a distance of 41.36 feet to the easterly line of said PARCEL NO. 15; thence South 11°42'28" West, along said easterly line, a distance of 3.06 feet to said northerly line; thence North 89°58'05" West, along said northerly line, a distance of 91.90 feet to the point of beginning.

Containing: 394± square feet.



APPROVED AS TO DESCRIPTION	
By	
	LICENSED LAND SURVEYOR
Los Angeles County Department of Public Works	
Dated	SEPT. 20, 2011

# EXHIBIT B



SCALE: 1" = 20'

NOTE:

DIMENSIONS ARE IN FEET.  
( ) DENOTES RECORD  
DIMENSION.

BY: [Signature]  
LICENSED SURVEYOR

DATE: SEPT 20, 2011

**BULL CREEK**  
REF.: R/W MAP NO. 3-RW1.1  
AMB 2231-018 & 2225-010